003.A	0001	0010.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	305,800 /	305,800
					USE VALUE:	305,800 /	305,800
					ASSESSED:	305,800 /	305,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP

Unit #: 1B

Owner 1:	DUNN JOHN J JR & KAREN N	
Owner 2:		
Owner 3:		
Street 1:	180 MASS AVENUE #101B	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	DUNN JOHN J JR -
Owner 2:	-
Street 1:	180 MASS AVENUE #101B
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 617 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
343	0.000	305,800			305,800
Total Card	0.000	305,800			305,800
Total Parcel	0.000	305,800			305,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.62 | /Parcel: 495.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	155478
GIS Ref	
GIS Ref	
Insp Date	12/07/17

!371!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 003.A-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	227,900	0	.		227,900	227,900	Year End Roll	12/18/2019
2019	343	FV	219,100	0	.		219,100	219,100	Year End Roll	1/3/2019
2018	343	FV	132,900	0	.		132,900	132,900	Year End Roll	12/20/2017
2017	343	FV	125,800	0	.		125,800	125,800	Year End Roll	1/3/2017
2016	343	FV	125,800	0	.		125,800	125,800	Year End	1/4/2016
2015	343	FV	122,300	0	.		122,300	122,300	Year End Roll	12/11/2014
2014	343	FV	122,300	0	.		122,300	122,300	Year End Roll	12/16/2013
2013	343	FV	122,300	0	.		122,300	122,300		12/13/2012

PRINT

Date	Time
12/10/20	16:10:59

LAST REV

Date	Time
06/05/19	09:10:00

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 371

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNN JOHN J JR,	132-114		11/5/2014	Convenience	100	No	No		
DUNN SUSAN	U49-140		7/22/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	155478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2019	I & E Return	MM	Mary M
12/7/2017	Measured	DGM	D Mann
2/3/2009	Meas/Inspect	197	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	CC																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 343 | Condo-Comm | Prime NB Desc: COM/IND COND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	63 - Condo Office		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	3.160000086
Name:	4 - 3004

DEPRECIATION

Phys Cond:	AV - Average	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.8	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.39216042
Adj $ / SQ:	435.050
Other Features:	5432
Grade Factor:	1.10
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406679
Depreciation:	100856
Depreciated Total:	305823

COMMENTS

CONDO NEW 1991 BK; U41 PG; 198,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

Undisplayed Areas:
FFL: 617

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	617	435.050	268,426

Net Sketched Area:	617		Total:	268,426	
Size Ad	617	Gross Are	617	FinArea	617

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	646.05
Special Features:	0	Val/Su Net:	495.62
Final Total:	305800	Val/Su SzAd	495.62

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.A-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: